

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, August 23, 2022, at 6:30 p.m., at the Civic Center, 4600 South Weber River Drive., Riverdale City, Weber County, Utah.

Present:

Commissioners: Robert Wingfield, Vice Chairman
Blair Jones, Commissioner
Kent Anderson, Commissioner
Amy Ann Spiers, Commissioner
Rikard Hermann, Commissioner
Wanda Ney, Commissioner

City Employees: Mike Eggett, Community Development
Michelle Marigoni, City Recorder

Excused: Kathy Eskelsen, Chairman

Visitors:

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:32 p.m. Vice Chair Wingfield welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except Chair Eskelsen, who was excused.

B. Public Comment

Commissioner Wingfield asked if any public were present with comments. There was no public comment.

C. Presentations and Reports

Vice Chair Wingfield turned the time over to Mr. Eggett, who reported the following:

- Two rezoning requests have been received, both adjacent to Lesley's Mobile Home Park, from Commercial to Residential.
- Moderate Income Housing Report for the state is being worked on, a draft is ready.
- Cheddar's finally has a building permit.
- The John Paras building has a potential future use.
- Shake Shack has been submitted for City Council.
- West Bench RDA will be discussed again.
- AmeriCarpets is moving to the old RC Willey warehouse.
- The old Shopko building purchase is nearly complete.

D. Consent Items

Consideration of Meeting Minutes from August 9, 2022 Work Session and August 9, 2022 Regular Meeting.

Commissioner Wingfield asked if there were any changes to the minutes. There were no changes. Commissioner Hermann moved to approve the minutes; Commissioner Spiers seconded the motion, and all were in favor. Minutes approved.

E. Action Items

1. Consideration of Conditional Use Permit request for proposed Internal Accessory Dwelling Unit (IADU) residential property use located at approximately 4500 South 1025 West, as requested by Rick and Tina Milligan.

Mr. Eggett explained this is required by Riverdale Code to go through the Conditional Use Permit. This is in an R-2 Zone. He went over the executive summary and the code requirements, explained RCC 10-14 allows IADUs with a Conditional Use Permit, and briefly went over the requirements in the code.

Mr. Jones asked how the Planning Commission, as the approving authority, will know that the requirements are being met. Mr. Eggett suggested the building official could check on it and verify, or a drawing could be requested as a condition of approval. Mr. Jones asked if any remodeling or construction would need to meet today's standards. Mr. Eggett explained anything cosmetic would not, but any new construction in the home would need to be brought up to today's standards. Mrs. Ney asked about the timeline of the IADU code.

Commissioner Jones said it looks like there are plenty of egress areas based on the drawings provided. Mr. Hermann said there was no indication in the photos that there are no extra parking spots. Mr. Eggett said he believes the driveway would accommodate enough parking, but that he would check the aerial photos online. After checking, it was determined there was enough room.

Motion: Mr. Jones moved to approve the Conditional Use Permit request for proposed Internal Accessory Dwelling Unit (IADU) residential property use located at approximately 4500 South 1025 West, with the stipulation that the egress on the bedroom is checked.

Second: Commissioner Hermann

Commissioner Ney: Yes
Commissioner Wingfield: Yes
Commissioner Eskelsen: Excused
Commissioner Hermann: Yes
Commissioner Jones: Yes
Commissioner Anderson: Yes
Commissioner Spiers: Yes

Passes unanimously.

2. **Consideration of Conditional Use Permit request for proposed body art/tattooing parlor studio property use located in a suite at approximately 750 West Riverdale Road within 5th Avenue Salons, as requested by Albert Shiffler.**

Mr. Eggett remarked no city departments have any concerns about this business being inside 5th Avenue.

Albert Schiffler (Ted) who lives in Ogden, spoke about wanting to open a private tattoo studio with his wife. They want a more private clientele and wish to specialize in post-surgery mastectomy cover-ups. They will be working with an organization who covers markings from sex trafficking.

Commissioner Spiers asked if they also do regular tattooing. Mr. Shiffler said he has other clients, but they do not advertise and have a very select clientele. Commissioner Ney asked where he has been tattooing in the past. Mr. Shiffler said he has been working at Retribution Tattoo in Roy but wanted to move into his own studio with his wife.

Motion: Commissioner Anderson moved to approve the Conditional Use Permit request for proposed body art/tattooing parlor studio property use located in a suite at approximately 750 West Riverdale Road within 5th Avenue Salons

Second: Commissioner Spiers

Commissioner Spiers: Yes
Commissioner Anderson: Yes
Commissioner Eskelsen: Excused
Commissioner Jones: Yes
Commissioner Hermann: Yes
Commissioner Wingfield: Yes
Commissioner Ney: Yes

Passes unanimously.

3. **Consideration to approve Coleman Vu Heights PRUD Preliminary Subdivision plan and plat, located at approximately 5368 South 1050 West, Riverdale, Utah 84405, as requested by RD Development Group.**

Mr. Eggett went over the executive summary, site plan review and staff and engineering comments in the packet. Commissioner Spiers remarked there are a lot of things that need to be done.

Dave Morton thanked Mr. Eggett and the rest of the staff for being so great to work with. He said solutions for water issues have been resolved. He said this is an important part of Riverdale, so they are determined to make it very nice. There will be pickle ball courts and open space. He said the items that need to be done look like a lot, but that developments always start that way. He said there are some issues with sewer because the land is so flat. They are excited about it and the Colemans have had much input on the road and subdivision names.

Mr. Hermann said the subdivision proposal before this one mentioned working with the golf course, and he asked if there was a plan for that. Mr. Morton said they are open to adding something like that, and they have been talking with the Schneiders.

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David Gailey said he lives at the bottom of Ritter Drive and spoke about speeders on Ritter Drive. He said he has a possible solution and that many drivers are going 40 miles per hour. He asked the city to add speed bumps going on to Ritter Drive. Mr. Eggett said the new roundabout will slow speeds in the area. He suggested Mr. Gailey speak with the police chief or city administrator, and that the Planning Commission will not have the answers. Mr. Gailey said there are small children around that may go into the road.

Motion: Commissioner Hermann moved to approve the approve Coleman Vu Heights PRUD Preliminary Subdivision plan and plat, located at approximately 5368 South 1050 West, with the understanding that they will comply with city and engineering concerns.

Second: Commissioner Anderson

Commissioner Wingfield: Yes
Commissioner Hermann: Yes
Commissioner Jones: Yes
Commissioner Ney: Yes
Commissioner Eskelsen: Excused
Commissioner Spiers: Yes
Commissioner Anderson: Yes

4. **a. Review and discussion of Planned Residential Unit Development (PRUD) request at 5368 South 1050 West, Riverdale, Utah 84405 as part of the Coleman Vu Heights PRUD Subdivision as requested by RD Development Group.**

b. Consideration to set a Public Hearing for Planned Residential Unit Development (PRUD) request at 5368 South 1050 West, Riverdale, Utah 84405 as part of the Coleman Vu Heights PRUD Subdivision as requested by RD Development Group.

Mr. Eggett explained the requirement for a public hearing for a PRUD due to the modification of lot size, setbacks in a subdivision. This request is for flexibility in the setbacks. Mr. Eggett went over the information in the packet.

Motion: Commissioner Hermann moved to set a public hearing for September 13, 2022.

Second: Commissioner Ney

Commissioner Hermann: Yes
Commissioner Jones: Yes
Commissioner Ney: Yes
Commissioner Spiers: Yes
Commissioner Anderson: Yes
Commissioner Wingfield: Yes
Commissioner Eskelsen: Excused

5. **a. Review and discussion of House Bill 462 requirement to update Moderate Income Housing Plan element of the Riverdale City General Plan and to discuss new requirements to be included in Moderate Income Housing Plan element.**

Mr. Eggett went over the reporting requirements, as shown in the packet. He showed commissioners the work that he has done so far. He noted the general plan is in the process of getting an update, so there may be changes to this.

b. Consideration to set a Public Hearing regarding proposed update to the Moderate-Income Housing Plan element of the Riverdale City General Plan and new requirements to be included in Moderate Income Housing Plan element.

Motion: Commissioner Anderson moved to set a public hearing for September 13, 2022.

Second: Commissioner Spiers

All in favor.

Commissioner Eskelsen: Excused
Commissioner Anderson: Yes
Commissioner Wingfield: Yes
Commissioner Jones: Yes
Commissioner Hermann: Yes
Commissioner Ney: Yes
Commissioner Spiers: Yes

6. Comments

Commissioner Ney asked if this part of the general plan would include all of the new developments in the city. Mr. Eggett said it has already been referenced in the report, but that there would be more details in the final product.

7. Adjournment

As there was no further business to discuss, Commissioner Wingfield moved to adjourn. This was seconded by Commissioner Anderson and the Planning Commission meeting adjourned at 7:22 p.m.

Date Approved: **9/13/2022**